

Chapter 61. Building and Utility Construction

Add New Item "F":

§ 61-1 Permits required.

F. A permit is required for all temporary portable on demand storage units (PODS) and construction dumpsters under the following conditions:

- 1) Temporary construction dumpsters used in conjunction with a construction project and designed to be hoisted onto a specially equipped truck for emptying and/or hauling away will be allowed on the property for the duration of the construction project.**
- 2) Dumpsters not used for construction purposes shall be allowed for a period of six (6) months with the option of one (1) renewal of the permit for six (6) additional months, if necessary.**
- 3) Temporary PODS will be allowed for a period of six (6) months with the option of one (1) renewal of the permit for six (6) additional months, if necessary.**
- 4) A separate permit will be required for items (2) and (3) above.**

Approved First Reading – March 22, 2019

Proposed Second Reading – May 3, 2019

EXISTING:

Chapter 61-3 (Issuance of permits.)

- A. The Building Official shall review the plans for complete compliance with all Town ordinances or other applicable requirements. He may discuss the plans with the owner or agent for clarification of any part of the plans and point out necessary changes for compliance or possible reasons for disapproval. The Building Official shall submit his recommendation for approval or disapproval to the Building Committee, setting forth the reasons for his recommendation.
- B. Any new construction costing less than \$20,000 may be approved and the building permit issued by the Building Official without submitting the building permit application to the Building Committee for approval. Any additions, alterations or renovations of existing structures which do not change the horizontal dimensions, roof peak height or flood zone elevation requirements of the existing structure may be approved and a building permit issued by the Building Official without submitting the building permit application to the Building Committee for approval.
- C. The Building Committee will instruct the Building Official to issue the permit, if approved. Signatures of at least two members of the Building Committee are required for approval.

PROPOSED:

- A. The Building Official shall review the plans for complete compliance with all Town ordinances or other applicable requirements. He/she may discuss the plans with the owner or agent for clarification of any part of the plans and point out necessary changes for compliance or possible reasons for disapproval. The Building Official may seek outside counsel in the permit review or inspection process if needed.
- B. Any additions, alterations or renovations of existing structures which do not change the horizontal dimensions, roof peak height or flood zone elevation requirements of the existing structure may be approved and a building permit issued by the Building Official.
- C. Issuance of Building Permits.
 - 1) In the Residential Zone, the Building Official will be responsible for issuance and renewal of all building permits and enforcing applicable provisions of the code.
 - 2) In the Commercial Zone, the Building Official will submit his/her recommendations to the Building Committee for approval of a building permit for new commercial construction projects only.
 - a) Any building permit application and plans for new construction of a single-family dwelling in the Commercial Zone is exempt from Building Committee approval.

Approved First Reading – March 22, 2019
Proposed Second Reading – May 3, 2019

EXISTING:

Chapter 61-6 (Duration of permit; failure to comply with time limits.)

- A. Any permit issued hereunder shall be valid for a period of 15 months from the date such permit is granted; provided, however, that construction has commenced within 30 days from the date of issuance and has continued unabated except for delays caused by acts of God (catastrophic acts beyond the control of the permit holder). Any such delays shall be documented and submitted to the **Building Official and Building Committee** for consideration of extension of the permit.
- B. Renewal of permits:
 - 1) Any permit originally issued for 15 months as stated in § 61-7A (above) may be renewed upon the payment of a renewal fee in the amount of 100% of the original permit fee for an additional period not to exceed six months upon the approval of the Building Official.
 - 2) The **Building Official, Town Manager and one member of the Building Committee** shall monitor the progress of the work during this six-month renewal period to determine if the permit holder has proceeded with good faith and due diligence.
 - 3) Any extension of the permit beyond this six-month renewal period must be approved or denied by a resolution of Town Council, who may consider recommendations from **the Building Official and Building Committee**, including the results of the monitoring established in B(2) above. No additional extension or renewal will be granted unless all exterior work on a structure is complete. This shall include roof shingles, all walls, windows, siding, doors and decks and stairs.

Proposed:

Chapter 61-6 (Duration of permit; failure to comply with time limits.)

- A. Any permit issued hereunder shall be valid for a period of 15 months from the date such permit is granted; provided, however, that construction has commenced within 30 days from the date of issuance and has continued unabated except for delays caused by acts of God (catastrophic acts beyond the control of the permit holder). Any such delays shall be documented and submitted to the **Town Manager and Building Official** for consideration of extension of the permit.
- B. Renewal of permits:
 - 1) Any permit originally issued for 15 months as stated in § 61-7A (above) may be renewed upon the payment of a renewal fee in the amount of 100% of the original permit fee for an additional period not to exceed six months upon the approval of the Building Official.
 - 2) The **Town Manager and Building Official** shall monitor the progress of the work during this six-month renewal period to determine if the permit holder has proceeded with good faith and due diligence.
 - 3) Any extension of the permit beyond this six-month renewal period provided in subparagraph B(1) above must be approved or denied by a resolution of Town Council, who may consider recommendations from the **Town Manager and Building Official**, including the results of the monitoring established in B(2) above. No additional extension or renewal will be granted by the Town Council unless all exterior work on a structure is complete, including, but not limited to, installation/construction of roof shingles, all walls, windows, siding, doors, decks and stairs.

CHAPTER 88 (FLOOD DAMAGE REDUCTION)

EXISTING:

Chapter 88-14C (Expiration of permit.)

- 1) Any permit issued hereunder shall be valid for a period of 15 months from the date such permit is granted; provided, however, that construction has commenced within 30 days from the date of issuance and has continued unabated except for delays caused by acts of God (catastrophic acts beyond the control of the permit holder). Any such delays shall be documented and submitted to the **Building Official and Building Committee** for consideration of extension of the permit.
- 2) Renewal of permits:
 - a) Any permit originally issued for 15 months as stated in § 88-14C(1) above may be renewed upon the payment of a renewal fee in the amount of 100% of the original permit fee for an additional period not to exceed six months upon the approval of the Building Official.
 - b) The **Building Official, Town Manager and one member of the Building Committee** shall monitor the progress of the work during this six-month renewal period to determine if the permit holder has proceeded with good faith and due diligence.
 - c) Any extension of the permit beyond this six-month renewal period must be approved or denied by a resolution of Town Council, who may consider recommendations from **the Building Official and Building Committee**, including the results of the monitoring established in § 88-14C(2) above. No additional extension or renewal will be granted unless all exterior work on a structure is complete. This shall include roof shingles, all walls, windows, siding, doors and decks and stairs.

PROPOSED:

Chapter 88-14C (Expiration of permit.)

- 1) Any permit issued hereunder shall be valid for a period of 15 months from the date such permit is granted; provided, however, that construction has commenced within 30 days from the date of issuance and has continued unabated except for delays caused by acts of God (catastrophic acts beyond the control of the permit holder). Any such delays shall be documented and submitted to the **Building Official and Town Manager** for consideration of extension of the permit.
- 2) Renewal of permits:
 - a) Any permit originally issued for 15 months as stated in § 88-14C(1) above may be renewed upon the payment of a renewal fee in the amount of 100% of the original permit fee for an additional period not to exceed six months upon the approval of the Building Official.
 - b) The **Building Official and Town Manager** shall monitor the progress of the work during this six-month renewal period to determine if the permit holder has proceeded in good faith and with due diligence.
 - c) Any extension of the permit beyond this six-month renewal period must be approved or denied by a resolution of Town Council, which may consider recommendations from **the Building Official and Town Manager**, including the results of the monitoring established in § 88-14C(2)(b) above. No additional extension or renewal will be granted unless all exterior work on a structure is complete, including but not limited to, installation/construction of roof shingles, all walls, windows, siding, doors, decks and stairs.

Chapter 160-5 (Commercial Zone.)

B. Height regulations.

- (1) No building shall exceed a height of 30 feet, except as provided in § 160-8A(2).
- (2) Notwithstanding § 160-5B(1) above, where the principal building has a freeboard of 18 inches to 24 inches above base flood elevation (BFE), the principal maximum building height may be increased by said 18 inches to 24 inches, not to exceed a total building height of 32 feet measured from the highest point of the crown of the road.

PROPOSED:

- (1) No building shall exceed a height of 30 feet, except as provided in § 160-8A(2) and § 160-9A(2).

INSERT:

(2) An elevator shaft shall be allowed to extend 4.5 feet in height above the principal maximum building height permitted by these zoning regulations, provided the elevator shaft blends with the architectural aesthetics of the building and provided the dimensions of the shaft are not increased by more than twelve inches. No signs or antennas are permitted on the shaft.

RE-NUMBER ITEM (2) AS ITEM (3):

- (3) Notwithstanding § 160-5B(1) and § 160-5B(2) above, where the principal building has a freeboard of 18 inches to 24 inches above base flood elevation (BFE), the principal maximum building height may be increased by said 18 inches to 24 inches, not to exceed a total building height of 32 feet measured from the highest point of the crown of the road.